

NAVASSA REGULAR COUNCIL MEETING

November 17, 2022

7:30 P.M.

MEMBERS PRESENT

Eulis Willis, Mayor
William Ballard, Councilman
Ernest Mooring, Jr, Councilman

Jerry Merrick, Councilman
Ida Dixon, Councilwoman

MEMBERS ABSENT

James Hardy, Councilman

STAFF PRESENT

Michelyn Alston, Clerk
Darryl DeCotis, Police Chief
Officer Kollmeyer

Attorney Norwood Blanchard
Sam Shore, CFCOG-Planner

CITIZENS & VISITORS PRESENT

Clifton Ballard
David Bollenbacher
Tonya Lowe
Marilyn Holmes
Janice Robbins
Media, WWAY, WECT

Rodney Grady
Craig Suggs
Judy Newkirk
Chiwale Thomas
Henry Robbins
Port City Daily news reporter

Councilman Ballard led the Invocation.
Before Mayor Willis called November 17, 2022, meeting to order at 7:30pm.

ADJUSTMENT AND APPROVAL OF AGENDA

The clerk requested that the project update be removed from the agenda.

COUNCILWOMAN DIXON MADE A MOTION SECONDED BY COUNCILMAN MOORING TO REMOVE THE PROJECT UPDATE FROM THE AGENDA AND APPROVE AGENDA. ALL VOTED IN FAVOR.

APPROVAL OF MINUTES

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILMAN MOORING TO APPROVE THE MINUTES WITH THE NECESSARY CORRECTIONS. ALL VOTED IN FAVOR.

VENDORS/VISITORS WITH TOWN BUSINESS

None.

NEW BUSINESS

Hipp Architecture & Development Agreement

The board discussed the agreement with Hipp Architecture and Development for the offices upfit of the new Municipal Building in the amount of \$37,500.00.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILWOMAN DIXON TO ENTER INTO AGREEMENT WITH HIPPI ARCHITECTURE AND DEVELOPMENT FOR THE OFFICES UPFIT FOR THE NEW MUNICIPAL BUILDING. ALL VOTED IN FAVOR.

PLANNING DEPARTMENT

Planning Board Updates

Mr. Shore gave update about the following projects that are before the planning board:

- Planning board is working on Reaves Chapel Church Variance for parking lot and bathroom facilities. Requesting a public hearing to be scheduled.
- The Planning Board training on Subdivision will be held December 14th.

COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILMAN MERRICK TO HOLD A QUASI-JUDICIAL HEARING FOR VARIANCE DECEMBER 15, 2022, AT 7:00PM. ALL VOTED IN FAVOR.

Special Use Permit for Cedar Hill Acquisition

Cedar Hill Acquisition has requested a special use permit SUP for warehousing and distribution located on parcels on Cedar Hill Road.

COUNCILWOMAN DIXON MADE A MOTION SECONDED BY COUNCILMAN MERRICK TO APPROVE THE SPECIAL USE PERMIT BASED ON THE FOLLOWING FINDINGS OF FACT. ALL VOTED IN FAVOR.

1. It is the Council's CONCLUSION that the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare based on the following FINDINGS OF FACT: The Proposed Building shall be built to the regulations of the Town and County.
2. It is the Council's CONCLUSION that the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood based on the following FINDINGS OF FACT: The usage is consistent with the neighboring area and with a typical light industrial use. The Proposed Building shall be built to the regulations of the Town and County.
3. It is the Council's CONCLUSION that the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district based on the following FINDINGS OF FACT: The use shall be consistent with the usage of surrounding property and would be typical of a traditional light-industrial user. The Proposed Building shall be built to the regulations of the Town and County.
4. It is the Council's CONCLUSION that the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood based on the following FINDINGS OF FACT: This new Class A Speculative Industrial building shall consist of tilt-up concrete, structural steel framing, and membrane roofing construction and shall have a positive impact on the appeal of the immediate neighborhood/district and property values/tax base.
5. It is the Council's CONCLUSION that access roads or entrance and exit drives are or will be sufficient in size and properly located to ensure automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or other emergency based on the following FINDINGS OF FACT: Per the submitted site plan, all access roads, entry drives, etc are of adequate size for traffic flow and emergency vehicle access. The Proposed Building shall be built to the regulations of the Town, County, and DOT where applicable.
6. It is the Council's CONCLUSION that off-street parking, loading, refuse, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood; based on the following FINDINGS OF FACT: Any future dumpster locations would be at a proposed dock position per the submitted site plan and would be screened from the right-of-way by the proposed building. The site has full driveway access around the building with adequate turn-around locations for emergency vehicles.
7. It is the Council's CONCLUSION that utilities, schools, fire, police, and other necessary public and private facilities and services will be adequate to handle the proposed use based on the following FINDINGS OF FACT: The applicant has obtained will serve letters from the local utilities. There is adequate water flow for

the operation of anticipated tenants. The use of this property is consistent with the usage of surrounding property.

8. It is the Council's CONCLUSION that the location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts based on the following FINDINGS OF FACT: The layout of the site as seen on the submitted site plan is designed to maximize flow and efficiency for future tenants and be compliant with local buffer and screening requirements.
9. It is the Council's CONCLUSION that the type, size, and intensity of the proposed use, including such considerations as the hours of operation and number of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood based on the following FINDINGS OF FACT: The type, size & intensity of the proposed use conforms with the use of neighboring properties. The property is currently permitted for light-industrial usage and would be typical of the expected North Carolina Light Industrial user. This usage would also be consistent with that of surrounding property.
10. It is the Council's CONCLUSION that the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located based on the following FINDINGS OF FACT: The Proposed Building shall be built to the regulations of the Town, County, and State.

POLICE DEPARTMENT

The chief brief the board on the following items:

1. He will be speaking with the community watch leader about parking on the street for Lena Springs Subdivision.
2. He attended the Railroad conference will look with board approve to get some grant funding for railroads.
3. Reported from March 1st to present date a total of 501 calls for service, 20 accidents and 130 citations.

FINANCE DEPARTMENT

The mayor informed the citizens about the changes in the finance team that occurred Nov 9th at a special meeting.

Councilman Merrick serves as Finance Officer, Councilman Ballard serves as Budget Officer, and Councilwoman Dixon serves as alternate check signer.

COUNCILMEMBER REPORT

None.

CITIZENS TO BE HEARD

Mr. Craig Suggs asked that the Police Department monitor the traffic at the corner of South Navassa and Broadway. The incoming traffic is turning sharp onto Broadway Street which will cause an accident.

Ms. Janice Robbins thanked everyone for the support with the Fun Day at Phoenix Park.

EXECUTIVE SESSION

COUNCILMAN BALLARD MADE A MOTION SECONDED BY COUNCILMAN MOORING TO GO INTO EXECUTIVE SESSION TO DISCUSS PERSONNELL. ALL VOTED IN FAVOR.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILMAN BALLARD TO COME OUT OF EXECUTIVE SESSION. ALL VOTED IN FAVOR.

The Clerk was given a directive regarding recruitment of employees.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILMAN MOORING TO FORMALLY ACCEPT COUNCILMAN JAMES HARDY RESIGNATION FROM TOWN COUNCIL. ALL VOTED IN FAVOR.

ADJOURNMENT

There being no further business, Mayor adjourned November 17, 2022, meeting.

COUNCILMAN MERRICK MADE A MOTION SECONDED BY COUNCILWOMAN DIXON TO ADJOURN THE TOWN MEETING. ALL VOTED IN FAVOR.